

TEXAS TRANSPORTATION COMMISSION

BEXAR County

MINUTE ORDER

Page 1 of 1

SAN ANTONIO District

In the City of Converse, Bexar County, on FM 1516 and FM 3502, the State of Texas acquired certain land for highway purposes.

All of the land, described in Exhibit A (the tract), is no longer needed for a state highway purpose.

In accordance with V.T.C.A., Transportation Code, Chapter 202, Subchapter B, the Texas Transportation Commission (the commission) may recommend the transfer of highway right of way to a governmental entity that is assuming or has assumed jurisdiction, control, and maintenance of the right of way for public road purposes. If, in the future, the tract is no longer used for public road purposes, the tract shall immediately and automatically revert to the State of Texas.

The City of Converse is assuming or has assumed jurisdiction, control, and maintenance and has requested that the tract be transferred to the city.

IT IS THEREFORE ORDERED by the commission that the tract, as shown on Exhibit A, is removed from the state highway system.

IT IS FURTHER ORDERED by the commission that the tract is no longer needed for a state highway purpose. The commission recommends, subject to approval by the attorney general, that the governor of Texas execute a proper instrument conveying all of the state's right, title, and interest in the tract to the City of Converse; SAVE AND EXCEPT, however, there is to be excepted and reserved therefrom all of the state's right, title, and interest, if any, in and to all of the oil, gas, sulphur, and other minerals, of every kind and character, in, on, under, and that may be produced from the land.

IT IS FURTHER ORDERED that, if the tract ceases to be used for public road purposes, it shall immediately and automatically revert to the state.

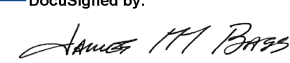
Submitted and reviewed by:

DocuSigned by:

BDEF0413AC9E4EC...

Director, Right of Way Division

Recommended by:

DocuSigned by:

A36629BA547D4BD...

Executive Director

115729 APR 30 2020

Minute	Date
Number	Passed

EXHIBIT A

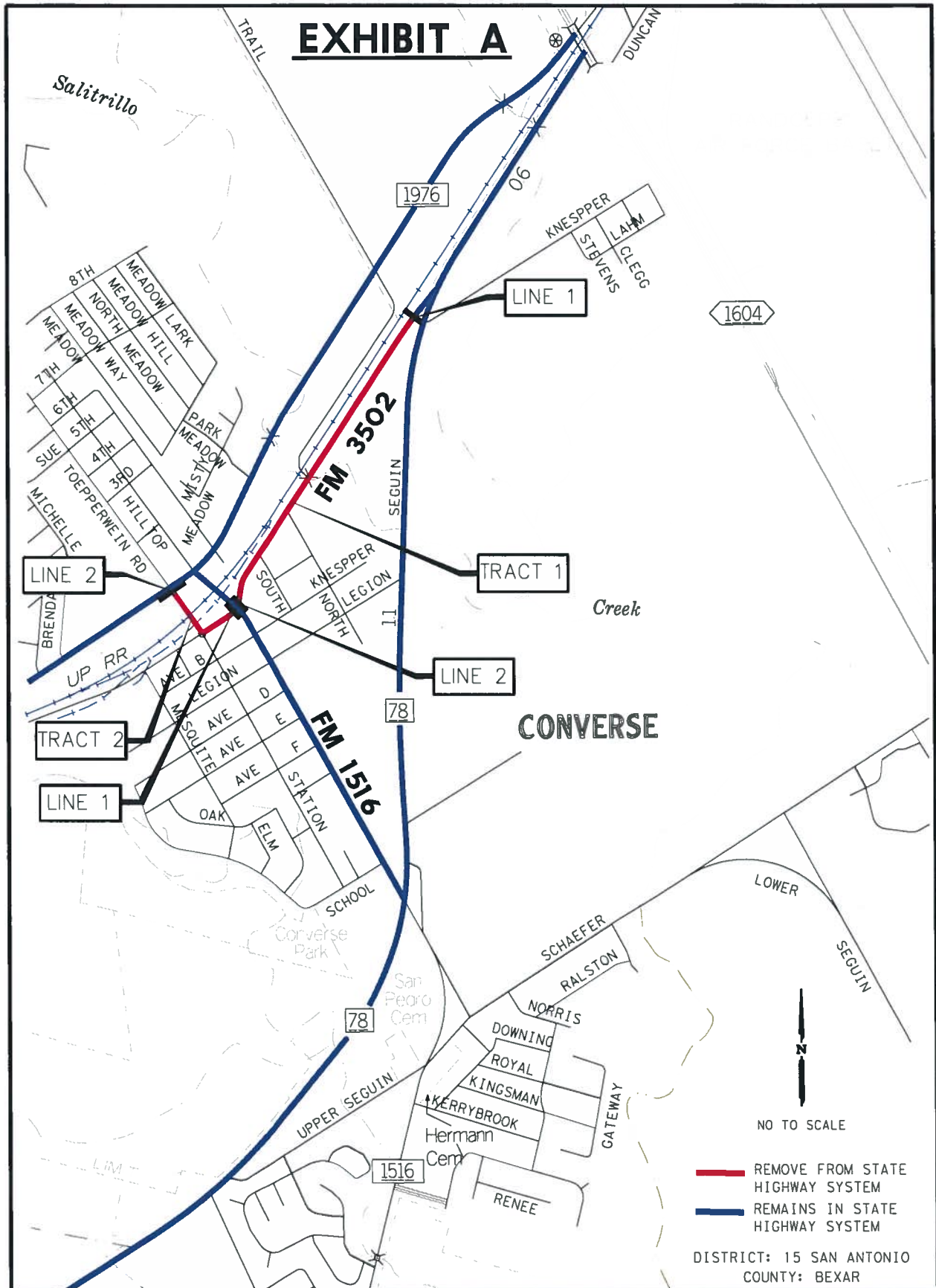


EXHIBIT A

County: Bexar
Highway: FM 3502
Control Section: 1890-02
Project Limits: At FM 78

TRACT 1
November 29, 2018


SURPLUS ROW TRACT 1 LINE DESCRIPTION 1

Description of a line situated in the Maria L. Torres Survey 81, Abstract 745, County Block 5053, Bexar County, Texas, it being the intent of this line description to remove the land Southwest of this line from State Highway System and the land Northeast of this line to be retained by the State of Texas, said line being determined from the right-of-way maps and documents for FM 78 (variable width right-of-way) and FM 3502 (60' width right-of-way) on file at the Texas Department of Transportation, San Antonio District Headquarters in San Antonio Texas, said line more particularly described as follows:

BEGINNING at a TxDOT "Type III" monument set on the existing southeast right-of-way line of FM 3502 and the north west corner of a cutback on FM 78 right-of-way line, said Point of Beginning being 142.69 feet left of Engineer's FM 78 Baseline Station 424+13.90 as shown of FM 78 right-of-way map dated November, 1971, having Surface Coordinates of N=13741457.23, E=2188969.10 said monument being North 30 degrees 05 minutes 25 seconds West, a distance of 113.69 feet from a ½" iron rod found on the existing west right-of-way line of FM 78;

- (1) **THENCE**, North 54 degrees 37 minutes 08 seconds West, a distance of 60.00 feet to a TxDOT "Type III" monument set on the existing northwest right-of-way line of FM 3502 and the southeast right-of-way line of the G.H. & S.A. R.R. (150' width right-of-way), said TxDOT "Type III" monument set being 199.87 feet left of Engineer's FM 78 Baseline Station 424+31.04 as shown on said FM 78 right-of-way map.

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD 1983(2011). All distances and Coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00016.


Michel J Shelton
Registered Professional Land Surveyor
Texas No. 4883
Texas Firm No. 10121426

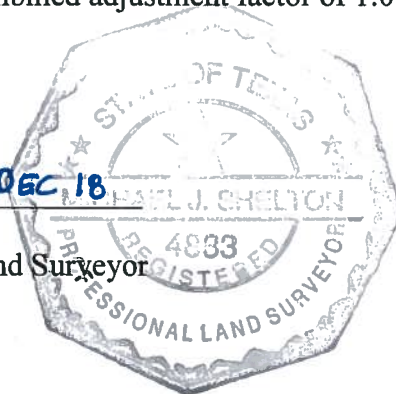


EXHIBIT A

TJ ELITE PROPERTIES LLC
LOTT BUSINESS
PARK SUBDIVISION
3.173 ACRES
VOLUME 9711, PAGE 150
D.P.R.B.C.T.

LOT 4
BLOCK 1
CB 5063

G.H. & S.A. R.R.
(150' WIDTH R.O.W.)

424+31.04
199.87 LT

LINE 1

P.O.B.
N=13741457.23
E=2188969.10

N54°37'08"W
60.00'-W

FM 3502
(60' R.O.W.)

424+13.90
142.69 LT

TRACT 1
TO BE REMOVED FROM
STATE HIGHWAY SYSTEM
(0.6 MILES)

GANESHA PROPERTIES LLC
CB 5053
P-108A (2.9887AC)
& P-64 (1.127AC)
VOLUME 17724, PAGE 2131
O.P.R.R.P.B.C.T.

AREA TO BE RETAINED
BY THE STATE OF TEXAS

CONVERSE FM78 LLC
CONVERSE GATEWAY
UNIT-1
48.15 ACRES
VOLUME 9587, PAGE 1
D.P.R.B.C.T.

LOT 2
BLOCK 101
CB 5053

LOT 6 & 7
BLOCK 29
CB 5276

VICKERS THOMAS
AIRPORT CITY
SUBDIVISION
VOLUME 980, PAGE 248
D.P.R.B.C.T.

FM 78

(A VARIABLE WIDTH R.O.W.)

LOT 1
BLOCK 1
CB 5053

MARIA L. TORRES SURVEY 81
ABSTRACT 745
COUNTY BLOCK 5053

SALITRILLO CREEK PARTNERS
LLC
SALITRILLO CREEK
SUBDIVISION
VOLUME 9514, PAGE 34
D.P.R.B.C.T.



I, MICHAEL J. SHELTON, REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE ON THE GROUND DURING THE MONTH OF
NOVEMBER, 2018.

BASIS OF BEARING:
ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE
SYSTEM (TEXAS SOUTH CENTRAL ZONE 4204) NORTH AMERICAN DATUM
(NAD 83), COMBINED SURFACE ADJUSTMENT FACTOR 1.00016 ALL
COORDINATES ARE SURFACE ADJUSTED.



LEGEND

- TxDOT TYPE III MONUMENT SET.
- ⊕ TxDOT TYPE I MONUMENT FOUND.
- ◼ TxDOT TYPE II MONUMENT FOUND.
- ⊗ 1/2" IRON ROD FOUND.
- PROPERTY LINES
- - - EXISTING R.O.W. LINE
- D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.


 Texas Department of Transportation		
DISTRICT: 15 SAN ANTONIO	F.M. 3502 TRACT 1 LINE 1	COUNTY: BEXAR
R.O.W.C.S.J. 1890-02		SURVEY DATE: OCT 2018
REVISION DATE:		
EXHIBIT A		PAGE 2 OF 2

EXHIBIT A

County: Bexar
Highway: FM 3502
Control Section: 1477-01
Project Limits: At FM 1516

TRACT 1
November 29, 2018

SURPLUS ROW TRACT 1 LINE DESCRIPTION 2

Description of a line situated in the Thomas Loyd Survey 311, Abstract 431, County Block 5951, Bexar County, Texas, it being the intent of this line description to remove from the land Northeast of this line State Highway System and the land Southwest of this line to be retained by the State of Texas, said line being determined from the right-of-way maps and documents for FM 3502 (60' width right-of-way) and FM 1516 (variable width right-of-way) on file at the Texas Department of Transportation, San Antonio District Headquarters in San Antonio Texas, said line more particularly described as follows:

BEGINNING at a TxDOT "Type III" monument found on the existing southeast right-of-way line of the FM 3502 (Realignment), said Point of Beginning being 29.97 feet right of Engineer's FM 3502 Baseline Station 11+00.30 as shown of FM 1516 and FM 3502 (Realignment) right-of-way map dated August, 2014, having Surface Coordinates of N=13738676.14, E=2187216.10;

- (1) **THENCE**, North 20 degrees 53 minutes 30 seconds West, a distance of 72.55 feet to a TxDOT "Type III" monument found on the existing northwest right-of-way line of the FM 3502 (Realignment), said TxDOT "Type III" monument being 29.98 feet left of Engineer's FM 3502 (Realignment) Baseline Station 11+41.37 as shown on said FM 1516 right-of-way map.

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD 1983(2011). All distances and Coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00016.

 10 DEC 18
Michel J. Shelton
Registered Professional Land Surveyor
Texas No. 4883
Texas Firm No. 10121426



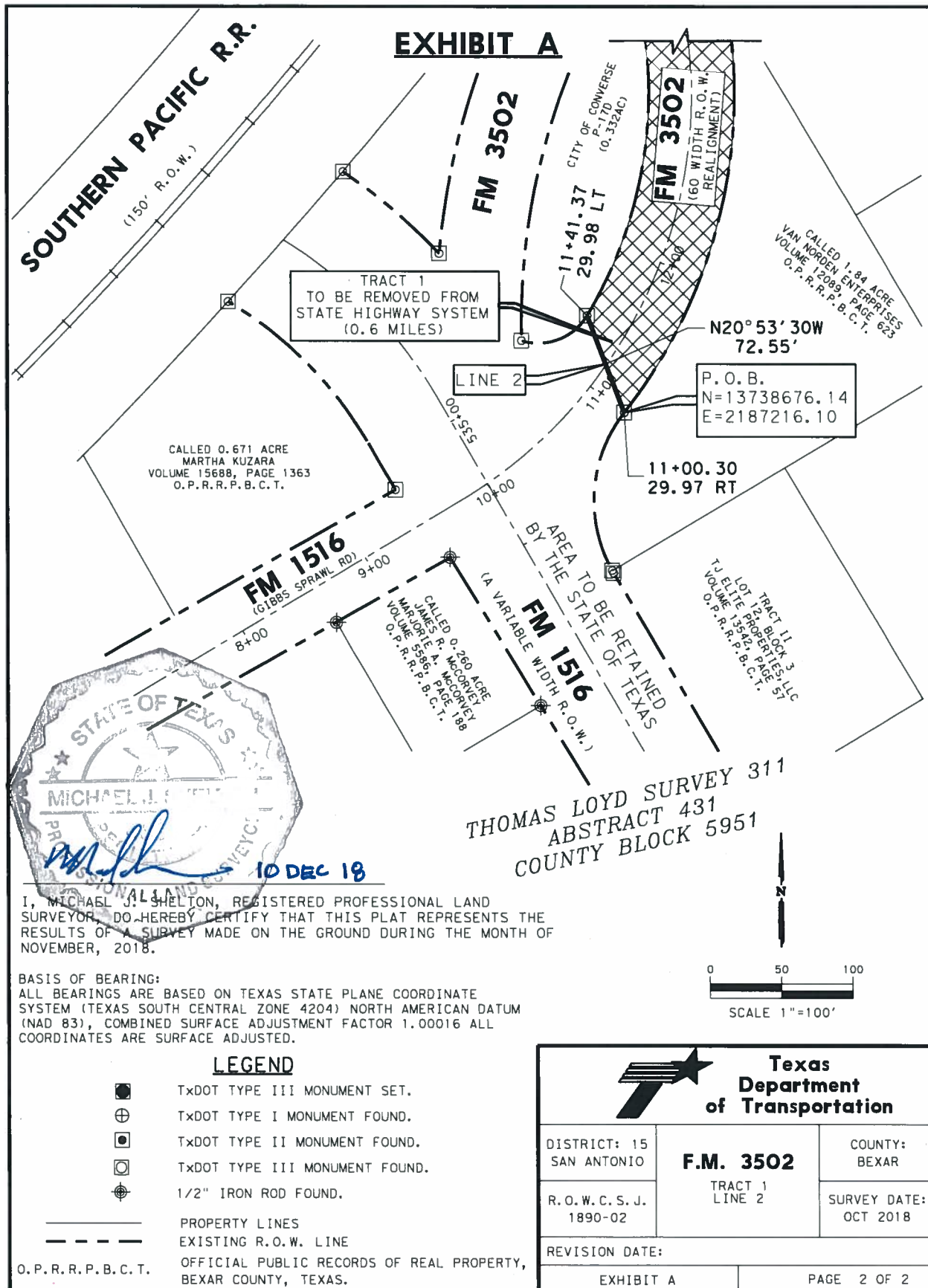


EXHIBIT A

County: Bexar
Highway: FM 1516
Control Section: 1477-01
Project Limits: At FM 1516

TRACT 2
November 29, 2018


SURPLUS ROW TRACT 2 LINE DESCRIPTION 1

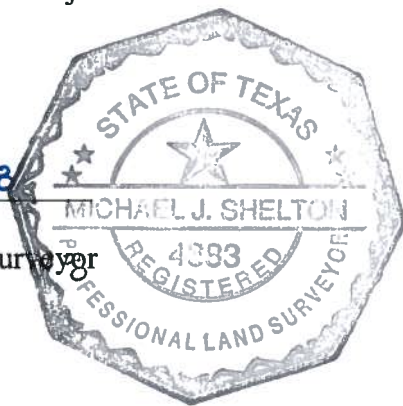
Description of a line situated in the Thomas Loyd Survey 311, Abstract 431, County Block 5951, Bexar County, Texas, it being the intent of this line description to remove the land Southwest of this line from State Highway System and the land Northeast of this line to be retained by the State of Texas, said line being determined from the right-of-way maps and documents for FM 3502 (60' width right-of-way) and FM 1516 (variable width right-of-way) on file at the Texas Department of Transportation, San Antonio District Headquarters in San Antonio Texas, said line more particularly described as follows:

BEGINNING at a TxDOT "Type III" monument found on the existing northwest right-of-way line of the FM 1516 (Gibbs Sprawl Road), said Point of Beginning being 29.95 feet left of Engineer's FM 1516 (Gibbs Sprawl Road) Baseline Station 9+42.65 as shown of FM 1516 and FM 3502 (Realignment) right-of-way map dated August, 2014, having Surface Coordinates of N=13738622.01, E=2187055.46;

- (1) **THENCE**, South 38 degrees 56 minutes 06 seconds East, a distance of 60.75 feet to a ½" iron rod found on the existing southeast right-of-way line of the FM 3502 (Realignment), said ½" iron rod being 30.19 feet right of Engineer's FM 3502 (Realignment) Baseline Station 9+51.20 as shown on said FM 1516 right-of-way map.

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD 1983(2011). All distances and Coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00016.

 10 DEC 18
Michel J Shelton
Registered Professional Land Surveyor
Texas No. 4883
Texas Firm No. 10121426



SOUTHERN PACIFIC R.R.
(150' R.O.W.)

EXHIBIT A

FM 3502

CITY OF CONVERSE
P-170
(0.332AC)

FM 3502

12+00
13+00
(60' WIDTH R.O.W.
REALIGNMENT)

CALLED 1.84 ACRE
VAN NORDEN ENTERPRISES
VOLUME 12059, PAGE 623
O.P.R.R.P.B.C.T.

P.O.B.
N=13738622.01
E=2187055.46

9+42.65
29.95 LT

CALLLED 0.571 ACRE
MARTHA KUZARE
VOLUME 15088, PAGE 1363
O.P.R.R.P.B.C.T.

9+51.20
30.19 RT

LINE 1

FM 1516
(GTBBS SPRAWL RD)
8+00

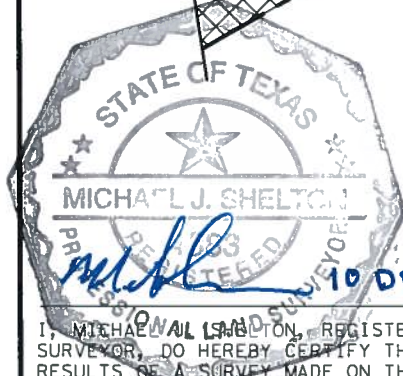
MCCORVEY JAMES R.
VOLUME 5586, PAGE 188
O.P.R.R.P.B.C.T.

FM 1516
(A VARIABLE WIDTH R.O.W.)

TRACT 11, BLOCK 3
LOT 12, PROPERTIES, LLC
VOLUME 13542, PAGE 57
O.P.R.R.P.B.C.T.

TRACT 2
TO BE REMOVED FROM
STATE HIGHWAY SYSTEM
(0.2 MILES)

THOMAS LOYD SURVEY 311
ABSTRACT 431
COUNTY BLOCK 5951



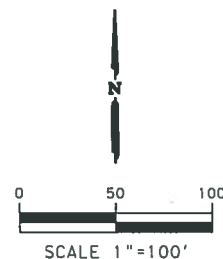
I, MICHAEL J. SHELTON, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND DURING THE MONTH OF NOVEMBER, 2018.

BASIS OF BEARING:
ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM (TEXAS SOUTH CENTRAL ZONE 4204) NORTH AMERICAN DATUM (NAD 83), COMBINED SURFACE ADJUSTMENT FACTOR 1.00016 ALL COORDINATES ARE SURFACE ADJUSTED.

LEGEND

- TxDOT TYPE III MONUMENT SET.
- ⊕ TxDOT TYPE I MONUMENT FOUND.
- ◼ TxDOT TYPE II MONUMENT FOUND.
- ◻ TxDOT TYPE III MONUMENT FOUND.
- ⊙ 1/2" IRON ROD FOUND.

— PROPERTY LINES
- - - EXISTING R.O.W. LINE
O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.




 Texas Department of Transportation		
DISTRICT: 15 SAN ANTONIO	F.M. 1516	COUNTY: BEXAR
R.O.W.C.S.J. 1477-01	TRACT 2 LINE 1	SURVEY DATE: OCT 2018
REVISION DATE:		
EXHIBIT A		PAGE 2 OF 2

EXHIBIT A

County: Bexar
Highway: FM 1516
Control Section: 1477-01
Project Limits: At FM 1976

TRACT 2
November 29, 2018


SURPLUS ROW TRACT 2 LINE DESCRIPTION 2

Description of a line situated in the Thomas Loyd Survey 311, Abstract 431, County Block 5951, Bexar County, Texas, it being the intent of this line description to remove the land Southwest of this line from State Highway System and the land Northeast of this line to be retained by the State of Texas, said line being determined from the right-of-way maps and documents for FM 1976 (variable width right-of-way) and FM 1516 (variable width right-of-way) on file at the Texas Department of Transportation, San Antonio District Headquarters in San Antonio Texas, said line more particularly described as follows:

BEGINNING at a TxDOT "Type I" monument found on the existing southwest cutback line at the intersection of FM 1976 and FM 1516, said Point of Beginning being 25.00 feet right of Engineer's FM 1516 Baseline Station 0+86.09 as shown of FM 1516 right-of-way map dated August, 2014, having Surface Coordinates of N=13738758.33, E=2186368.35;

- (1) **THENCE**, South 79 degrees 09 minutes 43 seconds East, a distance of 73.82 feet to a TxDOT "Type III" monument set, said monument being 25.00 feet left of Engineer's FM 1516 Baseline Station 1+40.65 as shown on said FM 1516 right-of-way map.

All bearings and coordinates are based on the Texas Coordinate System, South Central Zone (4204), NAD 1983(2011). All distances and Coordinates shown are surface and may be converted to grid by dividing by a combined adjustment factor of 1.00016.


Michel J Shelton
Registered Professional Land Surveyor
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Texas Firm No. 10121426

